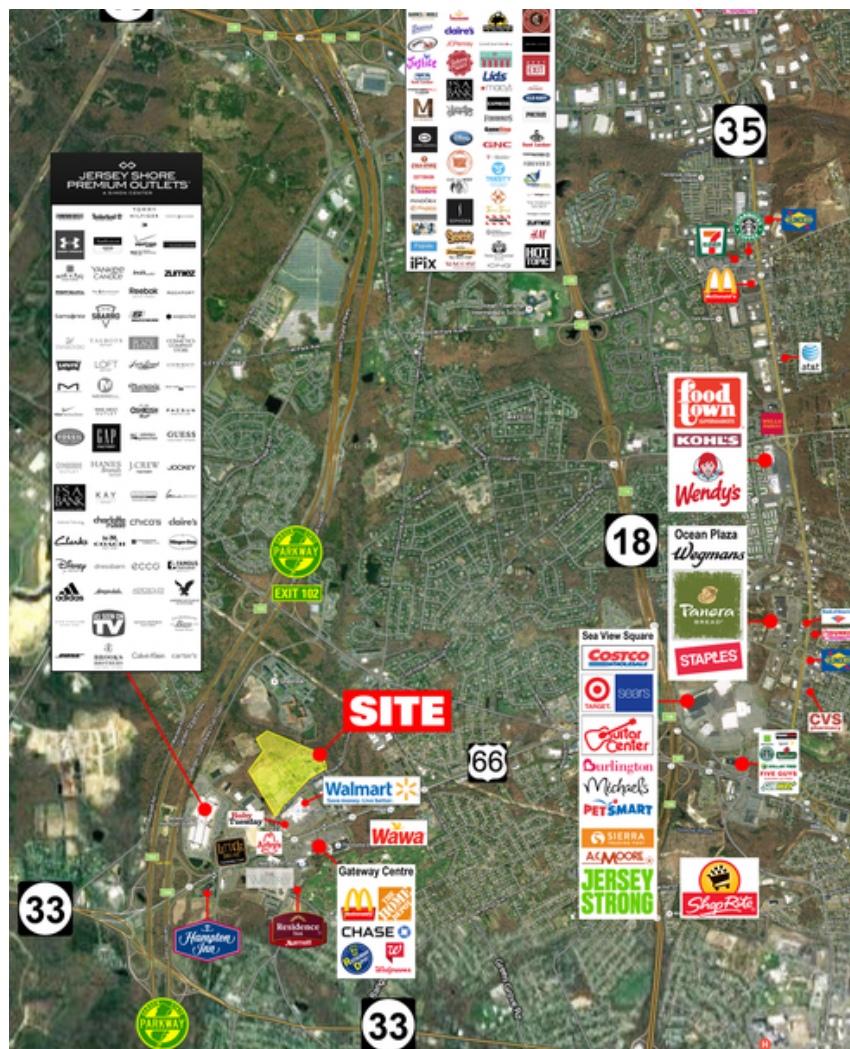


FOR LEASE | RETAIL

1251 JUMPING BROOK ROAD

1251 Jumping Brook Road | Tinton Falls, NJ 07753



PROPERTY SUMMARY

Available SF:	±
Lease Rate:	Negotiable
Lot Size:	± 15.0 Acres
Cross Streets:	Jumping Brook Rd & Essex Road

PROPERTY OVERVIEW

Available Space at Golf Facility

LOCATION OVERVIEW

Located in a very busy area and within one of New Jersey's best golf facilities, Twin Brook Golf Center. Behind the Walmart on Route 66, across the street from Jersey Shore Premium Outlet Mall, and within minutes to Routes 66, 18, 35, and Exits 100A, 100B, and 102 of the Garden State Parkway.

PROPERTY HIGHLIGHTS

- Locate your business at the golf course, driving range, and miniature golf course.
- Your customers can enjoy Twin Brook's facilities while they visit your business.
- Ideal for offices, spa, yoga studio, gym, health facility, golf chiropractic services, restaurant, banquets.
- Owner is a licensed NJ Real Estate Broker.

FOR MORE INFORMATION, PLEASE CONTACT:

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William Sitar Jr.	P: 732.623.2155	C: 973.202.9119	bsitarlaw@sitarcompany.com
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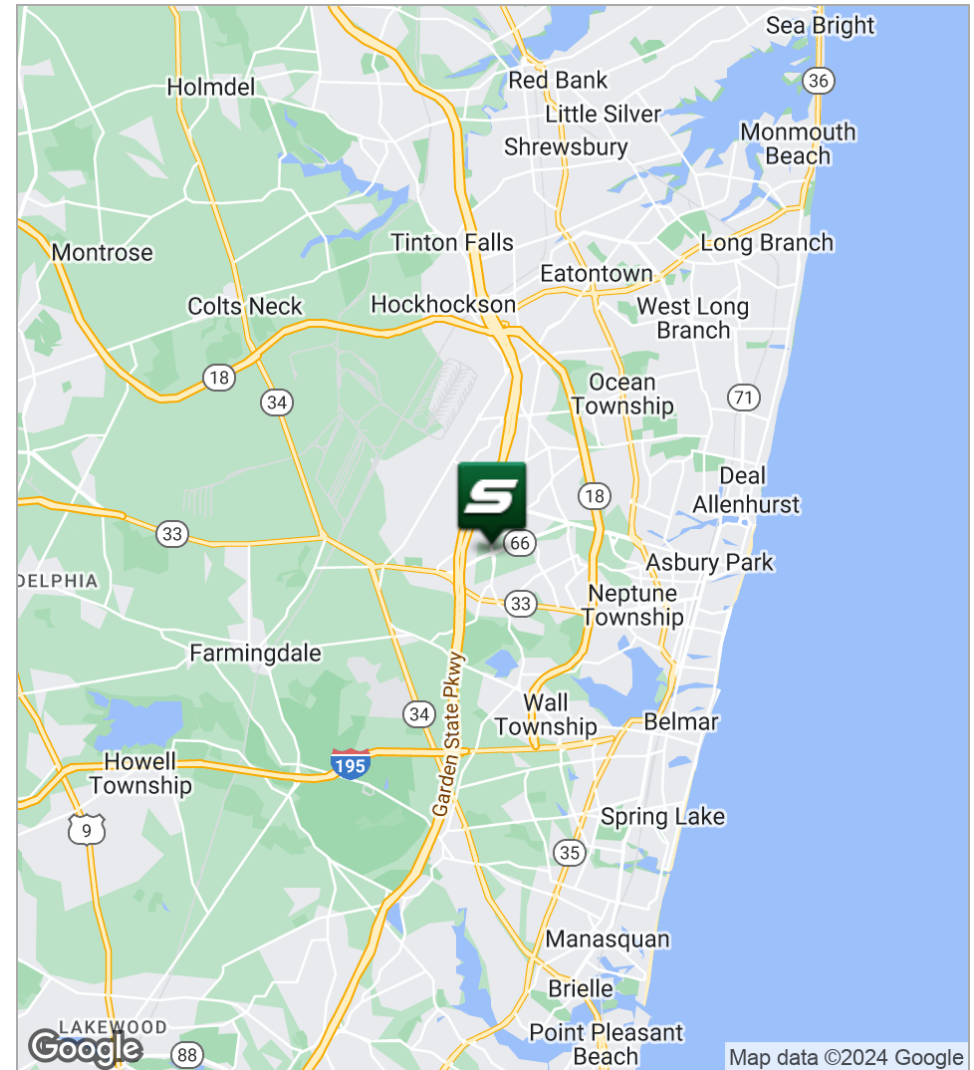
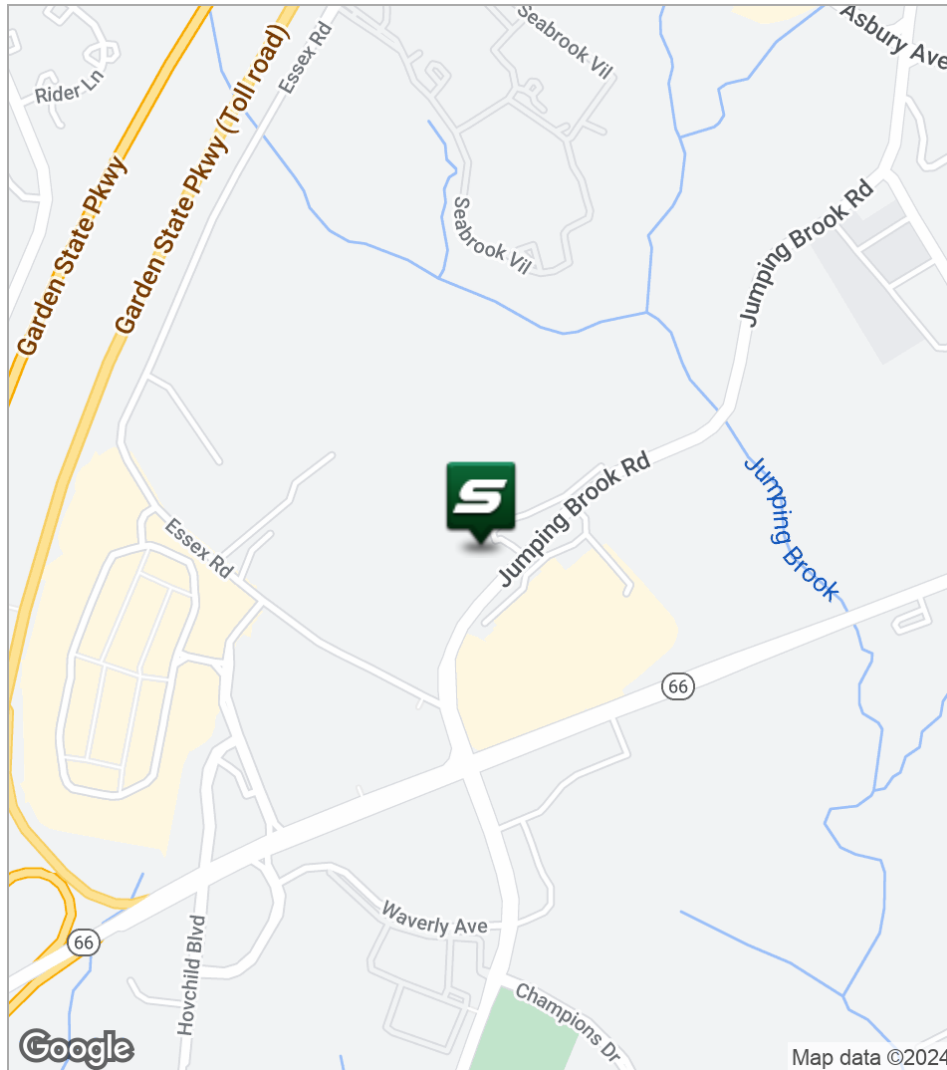


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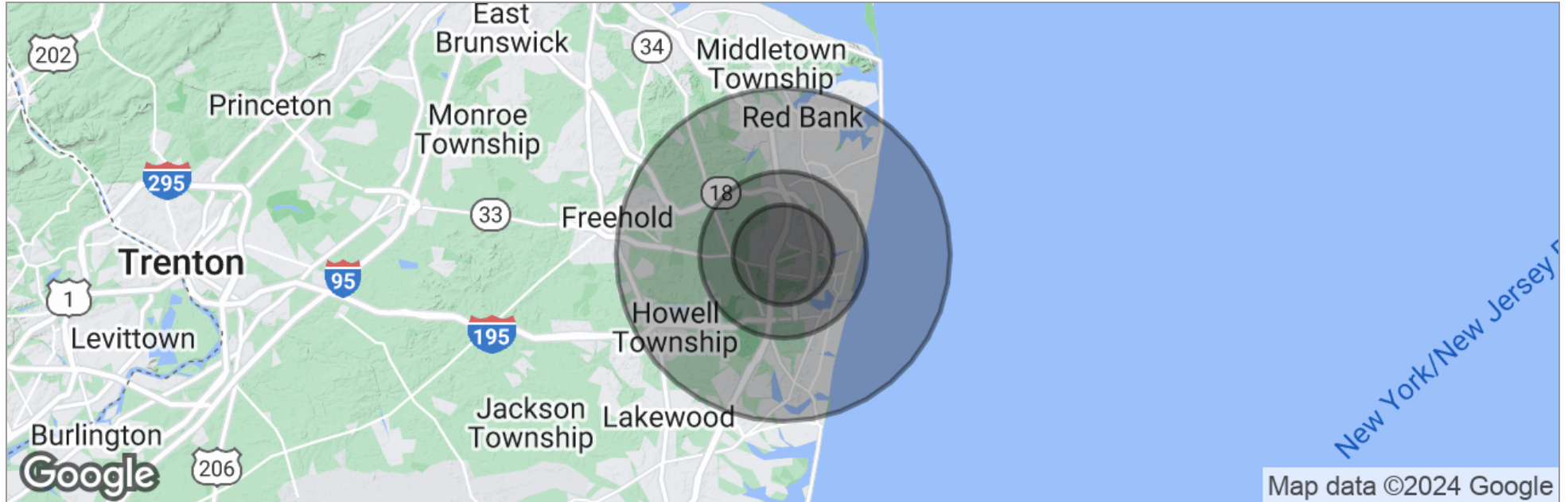


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	3 Miles	5 Miles	10 Miles
Total Population	39,301	118,192	415,349
Population Density	1,390	1,505	1,322
Median Age	43.1	40.9	40.9
Median Age (Male)	41.8	38.5	39.3
Median Age (Female)	43.9	42.2	42.2
Total Households	16,039	47,020	162,908
# of Persons Per HH	2.5	2.5	2.5
Average HH Income	\$91,579	\$86,674	\$99,297
Average House Value	\$365,189	\$416,285	\$502,802

* Demographic data derived from 2020 ACS - US Census

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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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